

# A Guide for the Creation of Watersound Camp Creek



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# Guide for the Creation of Watersound Camp Creek

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# **Guide for the Creation of Watersound Camp Creek**

## ***Introduction***

The Watersound Camp Creek community, created from existing planted pine plantation, is nestled among existing natural features with each of the estate-size lots ready for outdoor living in this natural environment. Located between US Hwy 98 and County Road 30A, the Watersound Camp Creek community is ideally situated for golf cart living, providing convenient access to all of the services necessary for a primary residence with the privacy and safety of living in a gated community. It is a short golf cart ride, bike ride or walk from the neighborhood to the new Camp Creek Lifestyle Village as well as the Watersound Origins Town Center.

Allowing for creativity in architectural form, these design guidelines are intended to provide direction to the architect with regard to house placement, building materials and clarify other parameters to ensure consistency with the engineering design for the community. Owners and their architects will be required to work within these parameters to develop a home composition that meets their vision and needs. The Watersound Camp Creek Design Review Board encourages the development of individual houses that have a unique character with whimsical features and tasteful elements that reflect the personality and spirit of the owner.

Each home should be designed to live as a full-time residence. Vacation rentals will not be permitted in this community preserving the enjoyment of neighborhood for its full time residents.

There is no separate pattern book for the Watersound Camp Creek community. Rather, these Guidelines are intended to clarify the requirements for designing a home in the community. The Watersound Camp Creek Design Review Board extends an open invitation to all Owners and Architects who may want or need more information concerning any aspect of their design.

## ***House Size – Height/Stories***

Minimum house size shall be 1 story. Maximum house size shall be up to 4 habitable stories and maximum building height shall not exceed 50'. No portion of a widow's walk shall exceed 42'. No portion of a light monitor shall exceed 46' and no portion of a tower shall exceed 50'. Building height is measured from the average natural grade of the lot to the highest point on the main roof. Each lot shall have one single-family residence and associated parking.

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## ***Building Site Setback Lines***

Building Site Setback Lines define the area in which construction is permitted on each lot. The Building Site Setback Lines and accompanying numerical notation shall be provided in Site Plan of all submittals. There are some encroachments allowed into the Building Site Setback Lines. These include steps, roof overhangs less than 30 inches, roof gutters, chimneys, parking, drives and walks, landscaping and mechanical equipment may encroach upon the Building Site Setback Lines. Some lots may have portions of wetland buffers located on the lot. No clearing or other construction activity can occur in the wetland buffers.

Front Building Site Setback	15'0"
Side Building Site Setback	10'0"
Rear Building Site Setback	10'0"
Minimum distance between house any other structure	5'0"
Free standing garage	5'0"
Fences, walls	0'0"
Pools, pool decks, patios, decks	0'0"
*Minimum distance from property boundary for any uses allowed in the building site setback	2'-6"

\*Only for drives, walks, steps, chimneys, mechanical equipment, decks. Landscape installation is allowed to the property boundary.

## ***Vertical Lot Development***

No permanent structures shall be placed in any easements.

The minimum finished floor elevation of the first floor shall be consistent with the information provided in the recorded final plat of the development and as reviewed and approved by Walton County Planning & Zoning in accordance with the building permit application and review process.

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## ***Automotive Parking and Drives***

Car parking, including trellis screens, carports, porch cocheres, carriage houses and garages shall be designed to complement the home.

All parking for the home shall be provided on site. A minimum of 2 onsite spaces is required, however, to accommodate changing lifestyles, the following parking requirements are suggested:

- Minimum of 2 parking spaces + 1 guest parking space
- Add 1 parking space for 2<sup>nd</sup> master bedroom
- Add 1 parking space for carriage house

The minimum size of a parking space is 8'-6" (width) / 9'-0" (width between columns) x 18'-0" (length). Dimensioned rectangles for each automotive parking space are required in Site Plan of all submittals. All automotive parking to occur inside property lines.

With the size of larger trucks and SUVs, garage bays should be 24' in depth with 9' 6" bay doors.

Automotive drives and curb cuts are to be clearly defined and dimensioned in Site Plan of all submittals with the following design parameters applicable:

- Minimum 2'-6" from side property line
- May only widen between the front property line and the Front Building Site Setback Line via a 5'-0" radius (one side only). Said radius will connect directly to the Front Building Site Setback Line.
- Maximum driveway width at intersection of the curb will not exceed 18', and maximum driveway width shall not exceed 15'.
- The driveway to the back of curb shall be shown on the landscape/hardscape plan.
- Acceptable materials include stone, concrete, pavers, loose stone, brick or a mix of no more than 3 materials.

## ***House Composition***

Watersound Camp Creek homes are to be architecturally designed custom residences, which are planned to take advantage of site specific features such as existing vegetation and views of natural features like ponds or the golf course. There is not one particular architectural style that must be followed when designing Watersound Camp Creek homes. Rather, each home should express individual style in design in a manner that complements the natural surroundings. Homes may have two fronts – one facing the street and the other facing adjacent ponds, parks or the Camp Creek Golf Course. These fronts should incorporate sufficient vegetation to soften the facades, providing view corridors to the natural features while providing some privacy for the residents.

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Outdoor living features should be considered when designing a Watersound Camp Creek home.

Acceptable materials for the home include the following: hardwood siding, wood shingles, wood shakes, hardboard or cementitious siding, brick, stone, stucco or concrete.

A mix of materials is encouraged, but should be limited to no more than 3.

Colors should be limited to a wall color, trim color and accent color. Color selections should complement the surrounding area.

### ***Secondary Elements, Accessory Structures***

Towers, cupolas, light monitors and widow's walks are permitted on all lots in Watersound Camp Creek.

Pools, cabanas, patios and decks are permitted on all lots in Watersound Camp Creek.

Accessory Structures may be distinct from the home or may be attached to the home by a separate connection. Examples of Accessory Structures include out buildings, storage structures, attached garage, detached garage with upstairs residence, guesthouse, pool house, cabana, greenhouse, gazebo, trellis, arbor.

### ***Carriage Houses and Garages***

Carriage houses or garages are permitted on all lots in Watersound Camp Creek and are subject to the following design parameters:

- Garage doors are to be for single bays only.
- Carports below carriage houses must be screened to reduce the impact of automobiles on the lot and the community
- Connecting volumes between the Main Body and a carriage house should have a lower roof line.
- Garage doors should be 9'6" wide and bays should be 24' deep.
- Garages may incorporate ½ bay for golf cart parking, charging and storage.
- The style and finish of the garage shall complement the home.
- Free standing garages may be located on the 5' setback.
- Covered walkways between the free standing garages and the house are allowed.
- Attached garages shall be considered as part of the house and must follow the setbacks established for the home.

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## ***Porches, Decks, Verandahs and Balconies***

Porches should adhere to the following design parameters:

- Minimum depth of all porches is 8'-0" measured from inside of column to the wall.
- Conditioned enclosure of porches should have the appearance of a porch bay(s) infill with columns remaining visible.
- Porches and verandahs may be screened.
- Screens shall not run in front of the porch structure.

## ***Windows, Doors, and Shading Devices***

Windows, doors, and shutters should adhere to the following design parameters:

- Windows should be proportioned and placed to enhance the appearance of the exterior.
- Windows should be placed to enhance interior light quality.
- Windows may be wood frame, aluminum clad, aluminum or vinyl. Highly reflective material including foil is not allowed.
- Doors should be at least 7' in height.
- Doors may be solid or include glazing and side lights.
- Shading devices include awnings, shutters, Bermuda shutters or lattice overhangs.
- Shutters should be operable and sized appropriately to fully close over the window opening.
- Shading device materials include fabric, wood, fiberglass, aluminum. Unless fabric, the shading devices must be painted, stained or powder coated. Shutters to be wood, aluminum or fiberglass (if manufactured).

## ***Roofs***

Roofs should adhere to the following design parameters:

- Galvalume 5V crimp, corrugated, low-profile standing seam, wood shakes, wood shingles, concrete barrel tile, concrete flat tile, architectural shingles, slate and copper.
- Main house to be the same material. Accent roofs may be but is not required to be a different material.
- Hip roof pitch between 3 and 8 in 12
- Gable roof pitch between 8 and 10 in 12
- Roof pitch of less than 3 in 12 not permitted
- Gutters to be 6" half-round galvalume or copper with minimal splicing and circular downspouts of the same material or drip chains terminating in a decorative rain barrel

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or planter.

- Roof attachments such as ornament ridge caps or weather vanes are permitted.
- Vent stacks and roof vents shall be painted to match the roof color.
- Roof overhangs to be 12" minimum
- Solar energy devices will be allowed on the roof of any structure.
- Ground-based solar arrays will not be allowed.

### ***Fireplaces and Chimneys***

Fireplace design parameters are as follows:

- Traditional wood stove, zero-clearance insert, authentic masonry construction or an Isokern or Superior Clay Rumford unit.
- Masonry, Isokern, and Superior chimneys shall be constructed from brick or stucco veneer on reinforced masonry or concrete
- Wood stoves and zero-clearance inserts may have galvanized pipe flues braced to meet coastal wind load criteria
- Chimneys shall be faced with tabby stucco, stucco, brick, stone, concrete or the same material as the home.
- Chimney dimensions shall be compatible in scale to the structure
- Terra cotta chimney caps or simple metal shrouds are required and should be scaled to fit the chimney
- Roof penetrations greater than 7" will be contained within chimneys. Roof penetrations less than 7" shall be painted to match the roof and need not be contained in chimneys.

### ***Mechanical Screens***

Mechanical screen design parameters are as follows:

- Permanent screening required around all exposed sides of mechanical units.
- Mechanical units shall be grouped to minimize their impact
- Exposed vents, grilles, and other MEP components shall be coordinated with building elements.
- Terra cotta chimney caps or simple metal shrouds are required.

### ***Exterior Lighting***

Exterior lighting shall be limited to porches, courtyards and to mark paths where necessary. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars.

The light source shall be shielded from view to the greatest extent possible. Spotlights and



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floodlights shall only be used where needed for safety and security and shall not shine light on any part of neighboring property.

Recessed fixtures shall be closed with a Fresnel lens or other appropriate glass diffuser.

Globes shall be either uniformly opaque (i.e. frosted, acid etched etc.) or be hand blown with sufficient colonial era bubbles or a significant cage to obscure the lamp.

All fixtures with an exposed bulb must use half mirrored lamps with a blacked out bottom or other deflecting and diffusing lamp types and techniques to shield the source of the light.

The brightness of any single exterior house light fixture is not to exceed the lumen value of a 30W A bulb. The brightness of any single exterior site light fixture is not to exceed the lumen value of a 20W A bulb. These values shall be reduced if multiple closely spaced fixtures are installed.

All metals of exterior light fixtures shall be corrosion resistant.

Specification sheets for all exterior light fixtures shall be shown and included in the permit set.

### ***Exterior Fans***

All exterior fans are to be UL listed for **WET** locations. Those fixtures rated for **DAMP** locations are not permitted.

Light kits are not permitted for exterior fans. Exterior fans should not be white in color.

All exterior fan housings and blades are to be manufactured from non-corrosive galvanized or brushed nickel materials.

### ***House Identification***

Front address identification is required for all houses. All temporary house numbers shall be removed when construction is complete.

### ***Landscape/Hardscape***

When designing the landscape and irrigation plan for the home, the design shall include the property between the street and the lot boundary. This area is commonly known as the street frontage. The homeowner will be required to install and irrigate this landscape at the time of the landscape construction on the lot. On the street frontage, landscape planting shall include beds of trees, shrubs and ground cover plants. The property owner shall be responsible for irrigation of this area, while the Homeowners Association shall be responsible for regular pruning and maintenance. The irrigation controller shall be placed in an exterior location for

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access by the maintenance company. The street frontage shall be placed on a separate irrigation zone.

Fountains, fire pits, yard decoration, playground equipment must be included on the landscape plans.

All planting areas, sidewalks, paths, trails must be included on the landscape plan. Sidewalks shall be located 7' from the back of curb, shall be continuous the length of the street frontage and shall be broom finished concrete. Paths and trails on the lot may be granite screenings, mulch, sand, pinestraw, pavers, stone, eco pavers, concrete with exposed shell or aggregated, stained concrete or integral color concrete. If proposed to be concrete, finish may have exposed aggregate or shell or shall be a broom finish with a paver band border. If using colored concrete, the color shall be integrated into the mix and not just a surface color.

Gardens and site structures are encouraged. Gardens may include cutting gardens, kitchen gardens, herb gardens, butterfly gardens and may include site structures such as arbors, trellises, lattices, gazebos and pavilions. In addition, bird baths, fountains, basins and other water features may be incorporated into the landscape design.

Sod and turf should be used sparingly on the lot.

Approved plant materials are listed below:

### **Trees**

Yellow Haw	Slash Pine
Fringe Tree	Longleaf Pine
Big Flowered Silverbell	Chickasaw Plum
Dahoon Holly	Chapman's Oak
Yaupon Holly	Sand Live Oak
Southern Red Cedar	Turkey Oak
Southern Magnolia	Myrtle Oak
Sweetbay Magnolia	Cabbage Palm
Red Bay	Pond Cypress
Swamp Bay	Bald Cypress
Sand Pine	Chaste Tree
Winged Elm	Ligustrum
	Florida privet

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### Shrubs

Red Buckeye	Florida Azalea
Groundsel Bush	Sweet Azalea
American Beautyberry	Swamp Azalea
Florida Rosemary	Winged Sumac
Woody Goldenrod	Culinary Rosemary
Summersweet	Saw Palmetto
Conradina	Silver Saw Palmetto
St. Johns Wort	Sparkleberry
Gallberry	Shiny Blueberry
Dwarf Yaupon Holly	Sweet Vibernum
Florida Anise	Walter's Vibernum
Rusty Lyonia	Deerberry
Fetterbush	Beargrass
Wax Myrtle	Ligustrum
Wild Olive	Florida privet
Firebush	Coontie
Hybrid Lantana	Podocarpus

### Ground Covers and Perennials

Butterfly Weed	Rose Mallow
Sea Oxeye	Swamp Mallow
Red Calamint	Standing Cypress
Vanilla Plant	Blazing Star
Wooly Golden Aster	Gopher Apple
Lanceleaf Tickseed	Cardinal Flower
String Lily	Garden Phlox
Twin Flower	Prairie Coneflower
Purple Coneflower	Black Eyed Susan
Coriopsis	Jointweed
Rattlesnake Master	Blue Eyed Grass
Coral Bean	Seaside Goldenrod
Blanket Flower	Stoke's Aster
Gaura	Spiderwort
Beach Sunflower	Ironweed
Scarlet Hibiscus	Coontie
Swamp Hibiscus	Knock Out Roses
Florida Anise	Beach Morning Glory
Black Eyed Susan	Bulbine Frutescens

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### Vines

Crossvine  
Trumpet Creeper  
Yellow Jessamine  
Virginia Creeper  
Coral Honeysuckle

Climbing Rose  
Greenbrier  
Muscadine Grape  
Wisteria  
Railroad Vine

### Grasses

Splitbeard Bluestem  
Chalky Bluestem  
Wiregrass  
Purple Lovegrass  
Field Lovegrass  
Gulf Muhly Grass  
Dune Panic Grass  
Switch Grass

Silk Grass  
Little Bluestem  
Sand Cordgrass  
Purple Top  
Fakahatchee Grass  
Dwarf Fakahatchee Grass  
Sea Oats

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### Aquatic Plants

Golden Canna Lily  
Sawgrass  
Blue Flag Iris  
Soft Rush

Waterlily  
Pickerel Weed  
Arrowhead  
Soft-stem Bulrush

### Ferns

Cinnamon Fern  
Royal Fern  
Southern Shield Fern

### Non-Native Perennials

Apple Blossom  
Love-lies-bleeding  
White Doll's Daisy  
Russian Sage

Rose Moss  
Yellow Coneflower  
Mealycup Sage  
Mock Vervain

**Any plants not listed on this Approved Plant List may be submitted for landscape plan approval but must be planted in pots.**